

112 EDMUND PLACE + 2827 JOHN R  
HISTORIC DISTRICT COMMISSION : 2018.06.13

OOMBRA  
ARCHITECTS



## SITE + CONTEXT

112 EDMUND PLACE

2827 JOHN R STREET



BRUSH PARK  
ELEMENTS OF DESIGN

*APPENDIX : 112 + 2827 ELEMENTS OF DESIGN POINT BY POINT ANALYSIS*

## SITE + CONTEXT

112 EDMUND PLACE

2827 JOHN R STREET

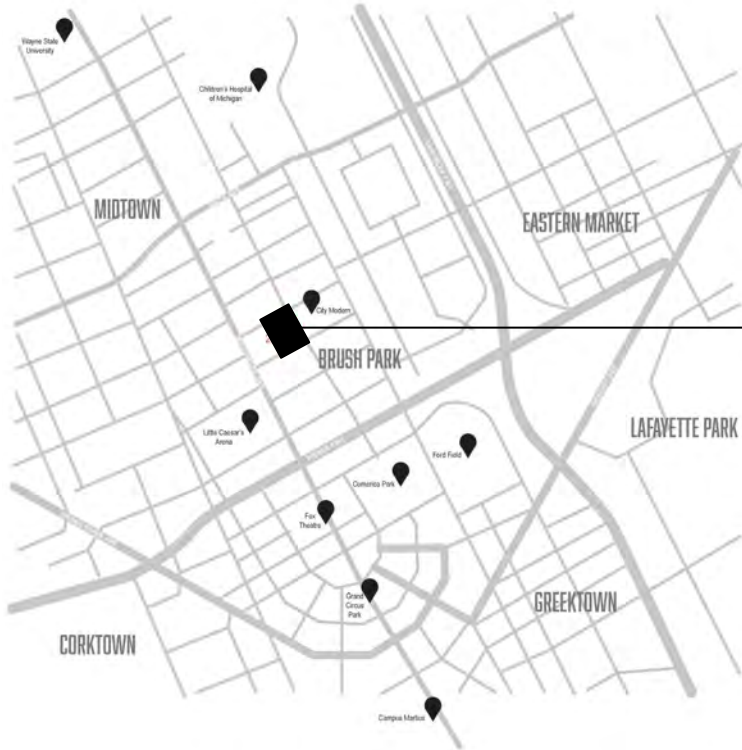
BRUSH PARK  
ELEMENTS OF DESIGN

*APPENDIX : 112 + 2827 ELEMENTS OF DESIGN POINT BY POINT ANALYSIS*

# 112 EDMUND PLACE + 2827 JOHN R

## SITE : LOCATION

ON JOHN R ST BETWEEN ALFRED ST AND EDMUND PL



2827 JOHN R STREET



105 ALFRED STREET

112 EDMUND PLACE





# 112 EDMUND PLACE + 2827 JOHN R

## SITE : DEVELOPMENT TEAM IN THE NEIGHBORHOOD

REPORT

**OOMBRA**  
ARCHITECTS

**BRUSH PARK PROPERTIES, LLC**  
79 Alfred Street  
Detroit, MI 48202

**112 EDMUND, LLC**  
449 E. Milwaukee Blvd  
Detroit, MI 48202



LUCIEN MOORE ESTATE



HUDSON / EVANS HOME



HP PULLING HOME



MT. SINAI GRAND LODGE

112 EDMUND PLACE + 2827 JOHN R

REPORT

**OOMBRA**  
ARCHITECTS

# SITE : URBAN DENSITY | 1933 BRUSH PARK





112 EDMUND PLACE + 2827 JOHN R

SITE : LOCATION, HEIGHT AND CONTEXT TODAY



112 EDMUND | 2827 JOHN R



112 EDMUND PLACE + 2827 JOHN R

# SITE : HISTORIC CONTEXT | MID-BLOCK SCALE

OOMBRA  
ARCHITECTS

## HISTORIC BUILDINGS OF THE NEIGHBORHOOD

HP PULLING HOUSE



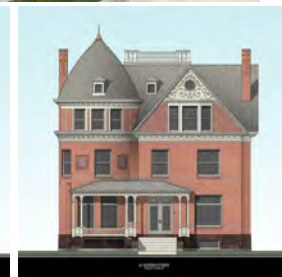
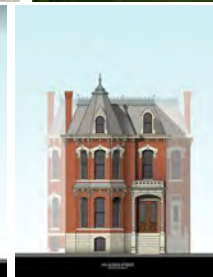
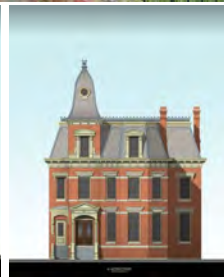
HUDSON / EVANS HOUSE



LUCIEN MOORE ESTATE



JOHN P. FISKE HOUSE, GEORGE LADVE HOUSE





112 EDMUND PLACE + 2827 JOHN R

# SITE : HISTORIC CONTEXT | MID-BLOCK SCALE

## HISTORIC BUILDINGS OF THE NEIGHBORHOOD

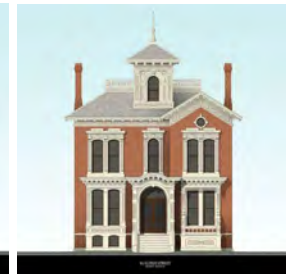
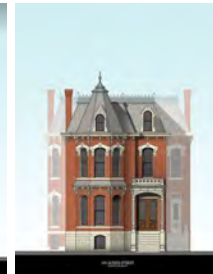
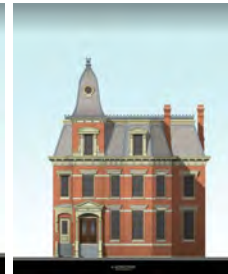
RANSOM GILLIS HOUSE



J.P. DONALDSON HOUSE



ELISHA TAYLOR HOUSE





## HISTORIC BUILDINGS OF THE NEIGHBORHOOD

**CARLTON LOFTS 8 STORIES - 95'**



**JOHN R APARTMENTS 8 STORIES - 92'**



**CITY MODERN FLATS 5-6 STORIES ALONG JOHN R + BRUSH**



## SITE





# 112 EDMUND PLACE + 2827 JOHN R

## PROJECT OVERVIEW : 3/15/2018 CPC

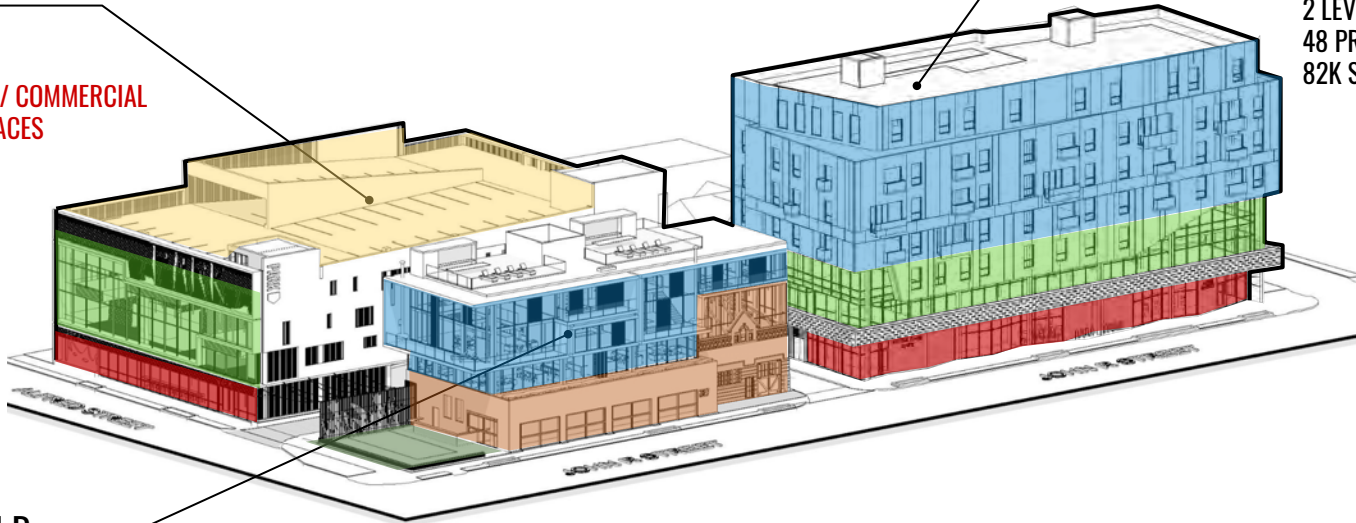
**OOMBRA**  
ARCHITECTS

### 112 EDMUND

7 STORIES  
32 RES UNITS  
2 LEVELS OF COMMERCIAL USE  
48 PRKG SPACES  
82K SF

### MIXED-USE

5 STORIES  
4K SF RETAIL / COMMERCIAL  
155 PRKG SPACES  
75K SF



### 2827 JOHN R

4 STORIES  
RESTAURANT/LOUNGE  
5 LUXURY UNITS  
20K SF  
OUTDOOR DINING

### TOTALS:

37 RESIDENTIAL UNITS  
2 LEVELS OF COMMERCIAL USE (20K SF)  
9K SF RETAIL  
1 RESTAURANT AND LOUNGE  
203 PRKG SPACES  
177K GSF

112 EDMUND PLACE + 2827 JOHN R

# PROJECT OVERVIEW : CURRENT DESIGN

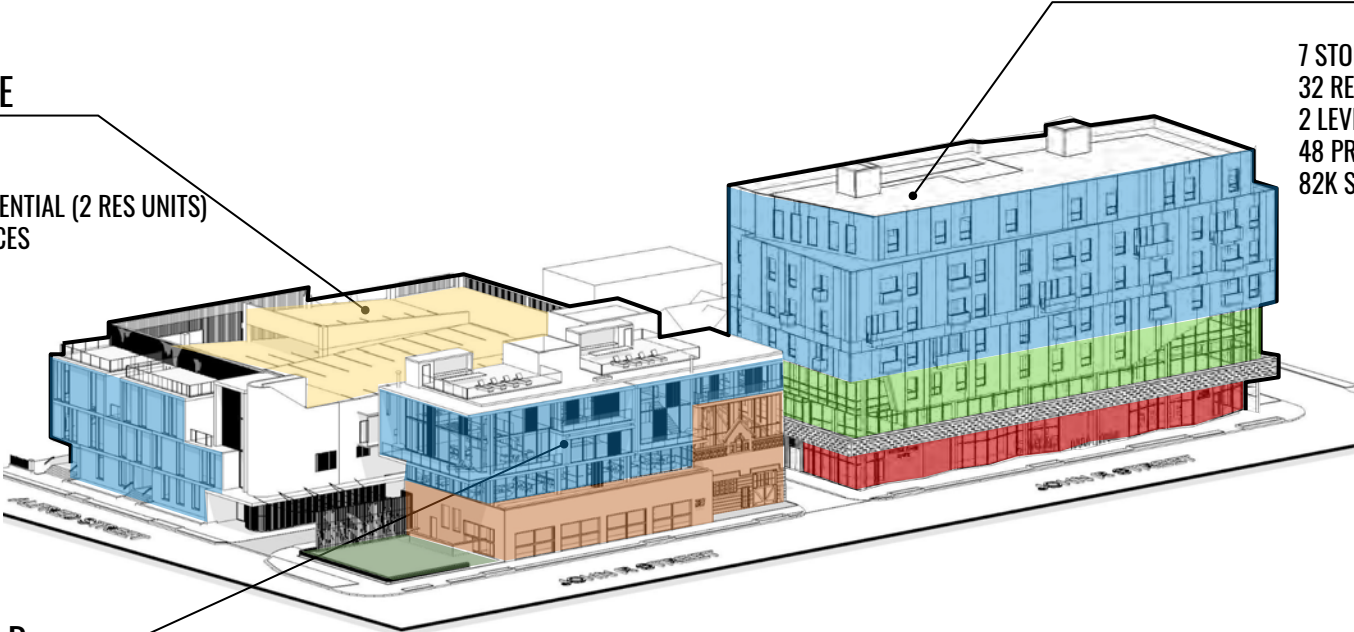
112 EDMUND

7 STORIES  
32 RES UNITS  
2 LEVELS OF COMMERCIAL USE  
48 PRKG SPACES  
82K SF

MIXED-USE

~~5 STORIES~~  
~~RET./COMM.~~  
~~155 SPACES~~  
~~15K SF~~

4 STORIES  
4.5K SF RESIDENTIAL (2 RES UNITS)  
92 PRKG SPACES  
62K SF



2827 JOHN R

4 STORIES  
RESTAURANT/LOUNGE  
5 LUXURY UNITS  
20K SF  
OUTDOOR DINING

TOTALS:

- 39 RESIDENTIAL UNITS (37 CONDO UNITS, 2 TOWNHOMES) ~~37 RES UNITS~~
- 2 LEVELS OF COMMERCIAL USE (20K SF)
- 5K SF RETAIL ~~9K SF RETAIL~~
- 1 RESTAURANT AND LOUNGE
- 140 PRKG SPACES (62 RESERVED FOR RES USE - 80 NON RES USE) ~~203~~
- 164K GSF ~~177 GSF~~

112 EDMUND PLACE + 2827 JOHN R

# SITE : PLAN





## SITE + CONTEXT

112 EDMUND PLACE

2827 JOHN R STREET



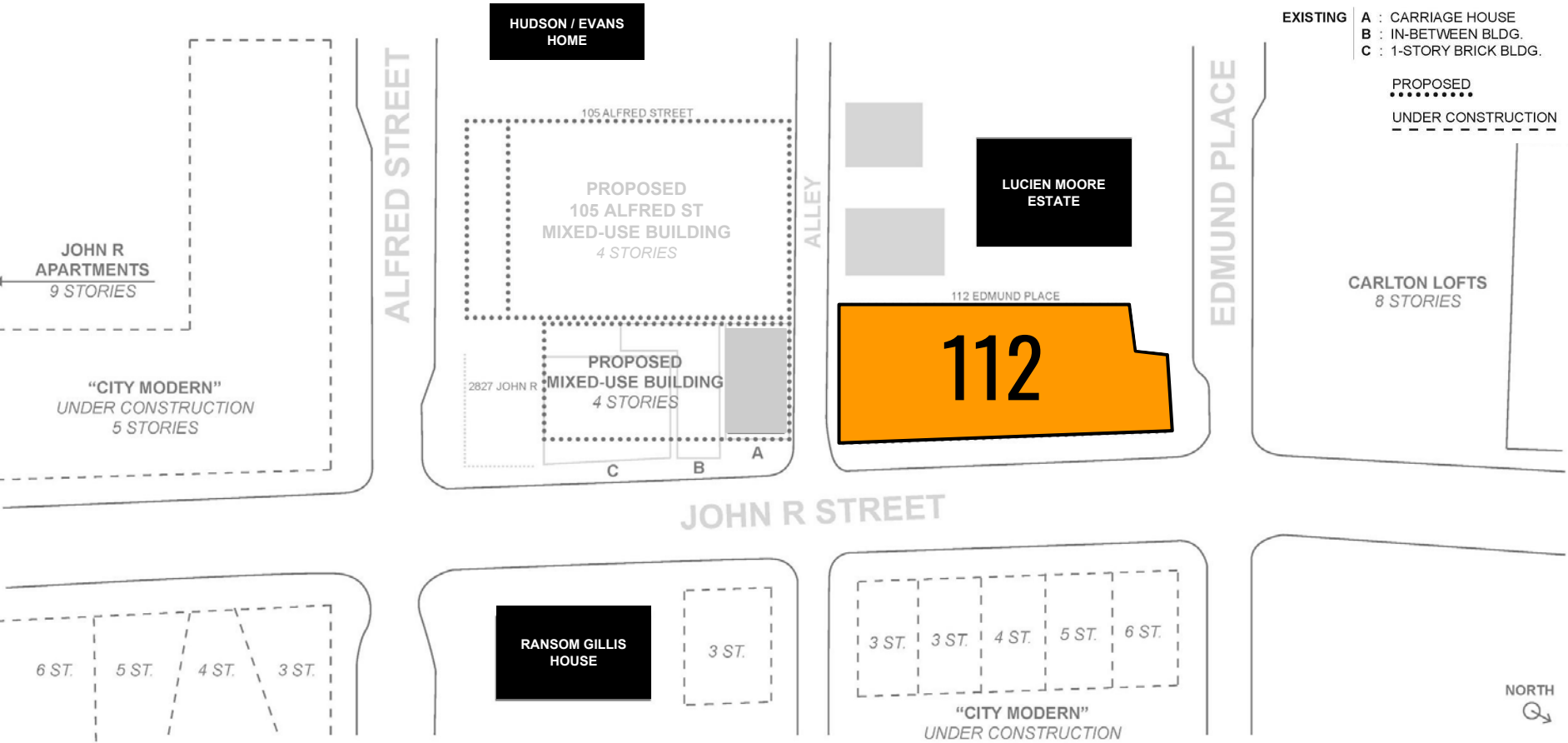
A diagram consisting of a vertical line with horizontal caps at the top and bottom, positioned between the address text and the design elements text. A horizontal line extends from the middle of this vertical line to the right, connecting to the text 'BRUSH PARK ELEMENTS OF DESIGN'.

BRUSH PARK  
ELEMENTS OF DESIGN

*APPENDIX : 112 + 2827 ELEMENTS OF DESIGN POINT BY POINT ANALYSIS*

112 EDMUND PLACE + 2827 JOHN R  
112 EDMUND PLACE

REPORT



EXISTING CONDITIONS  
112 EDMUND PLACE



# 112 EDMUND PLACE + 2827 JOHN R

## 112 EDMUND PLACE : HEIGHT AND CONTEXT

JOHN R APARTMENTS



CITY MODERN A3



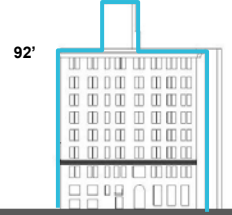
2827 JOHN R



112 EDMUND



CARLTON LOFTS



112 EDMUND PLACE + 2827 JOHN R

# 112 EDMUND PLACE : HEIGHT AND CONTEXT

JOHN R APARTMENTS



CITY MODERN A3



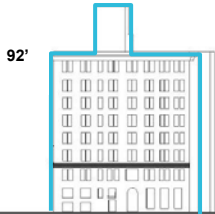
2827 JOHN R



112 EDMUND



CARLTON LOFTS



CITY MODERN

RANSOM  
GILLIS

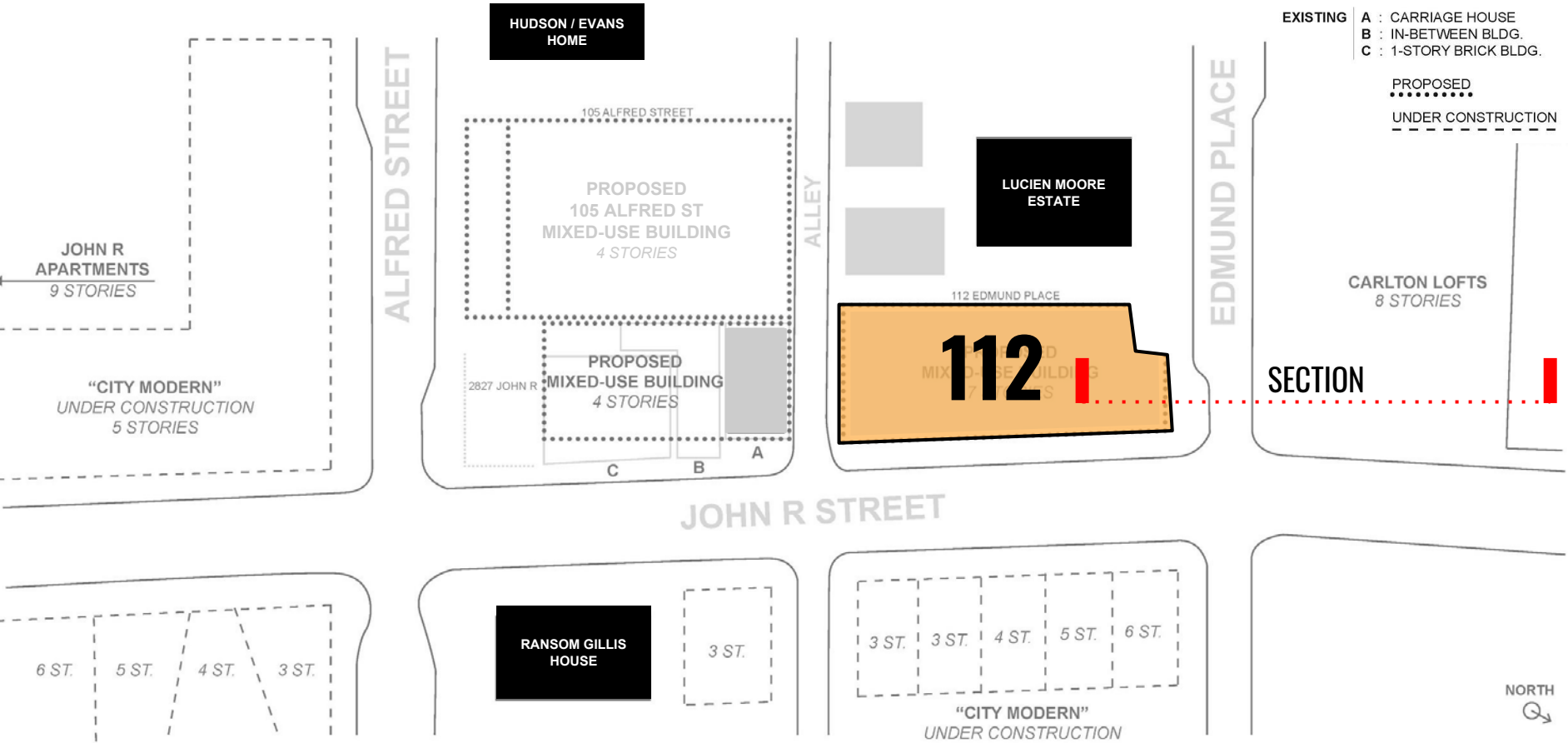
CITY  
MODERN

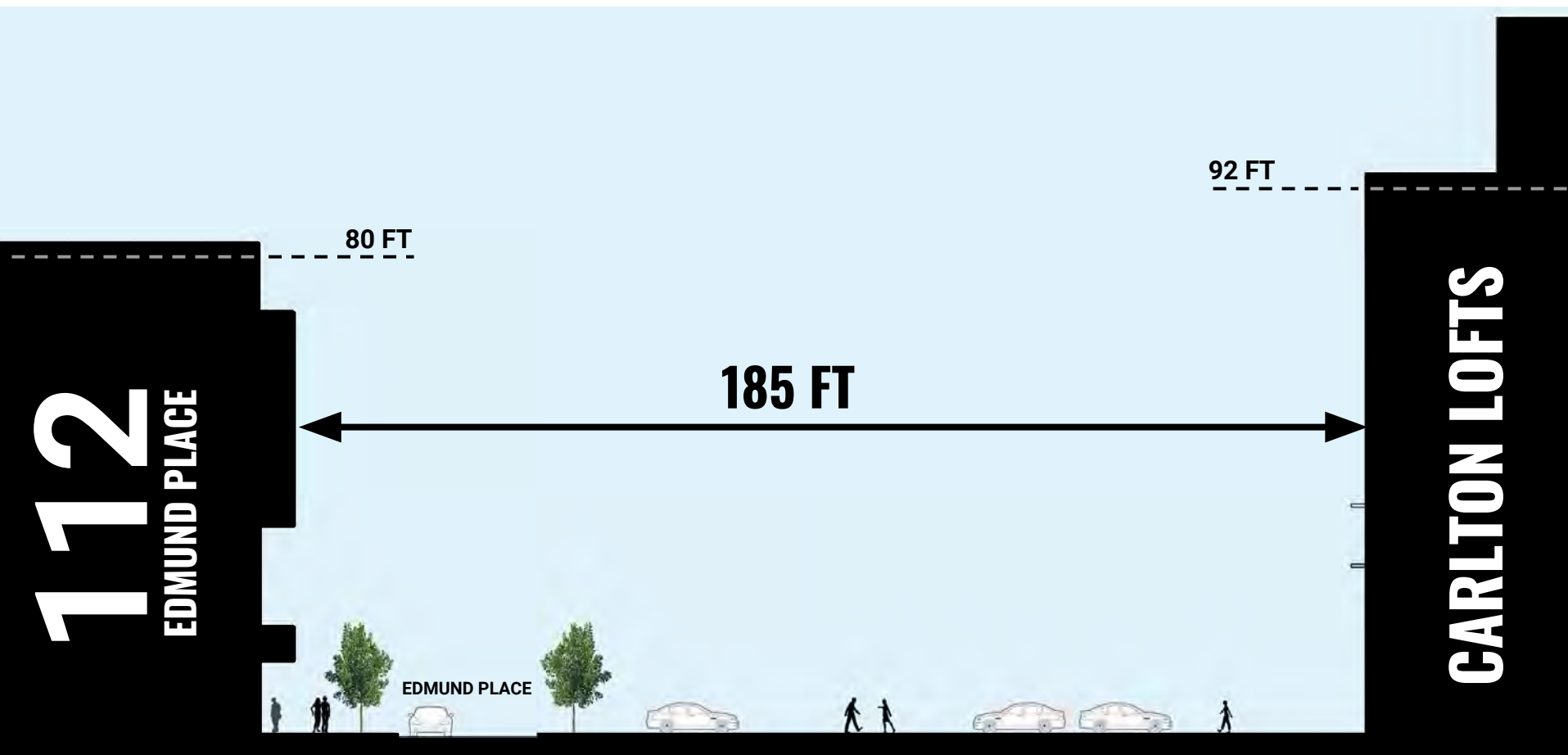
CITY MODERN



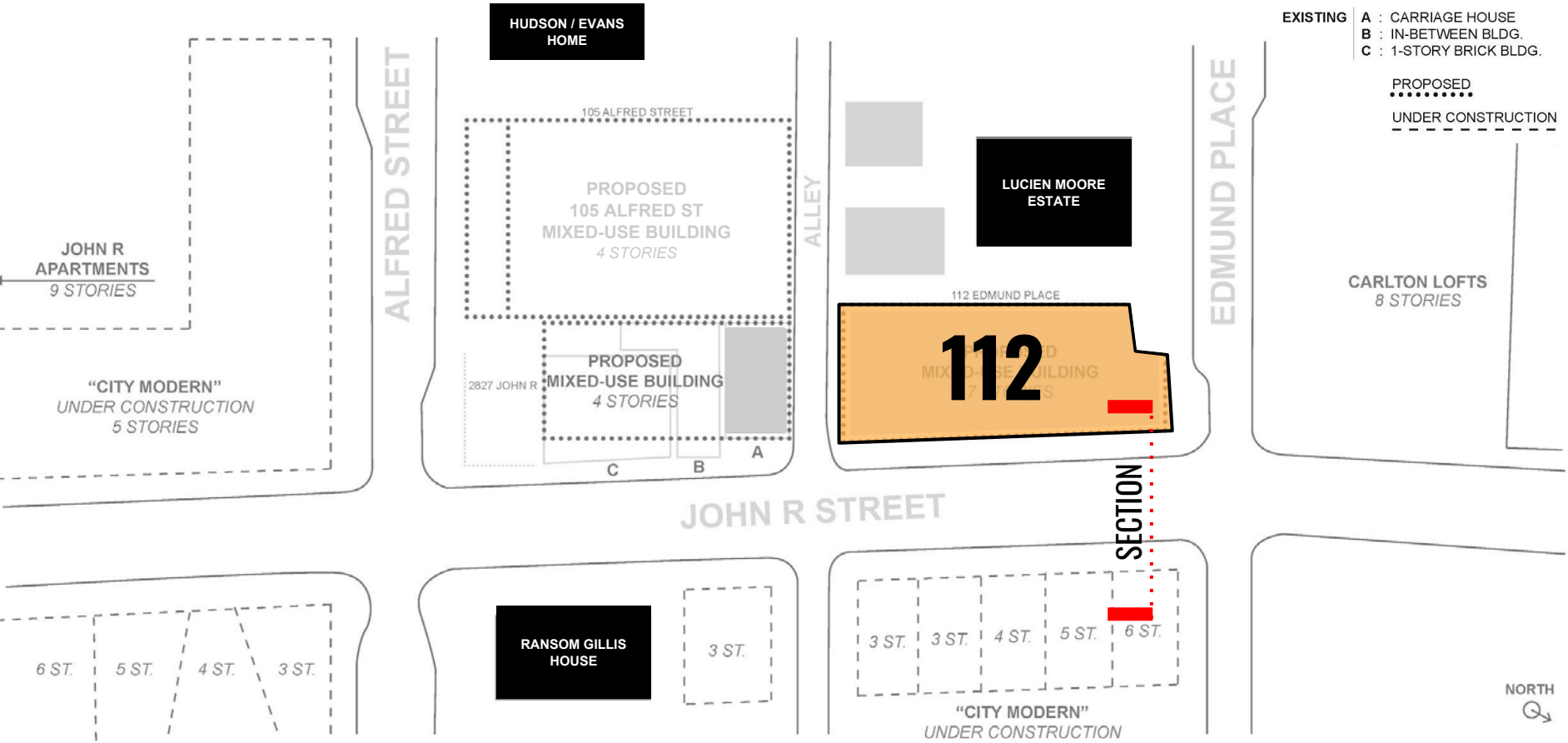


# 112 EDMUND PLACE : HEIGHT AND CONTEXT

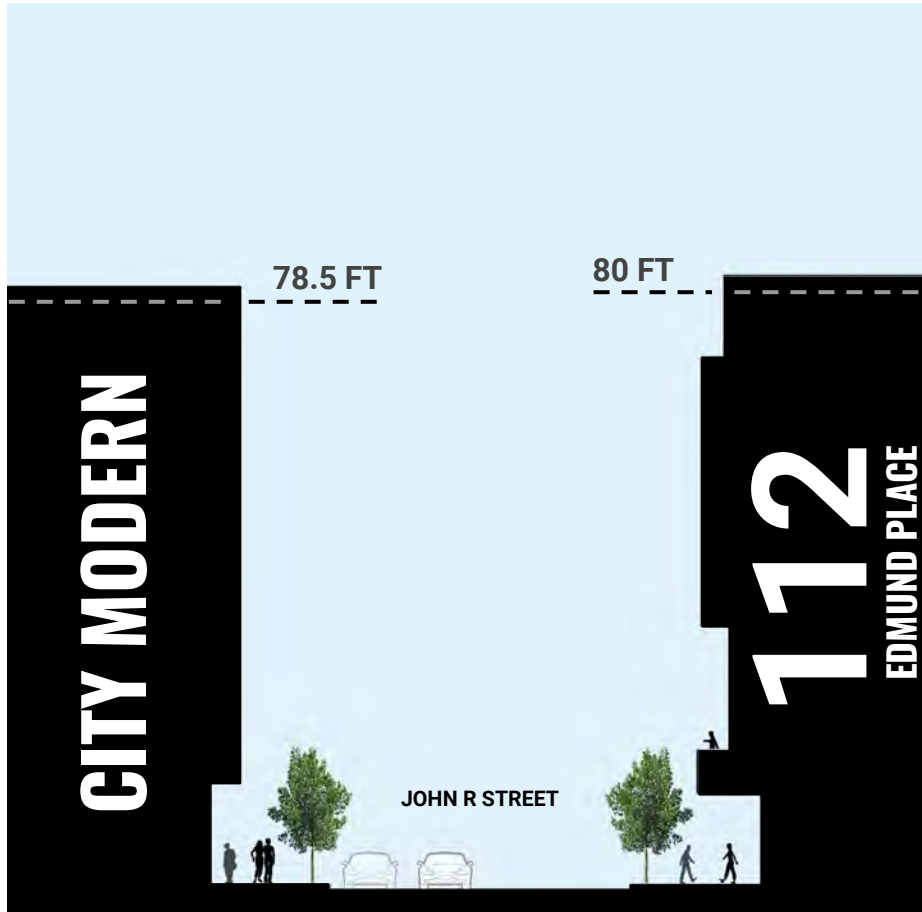




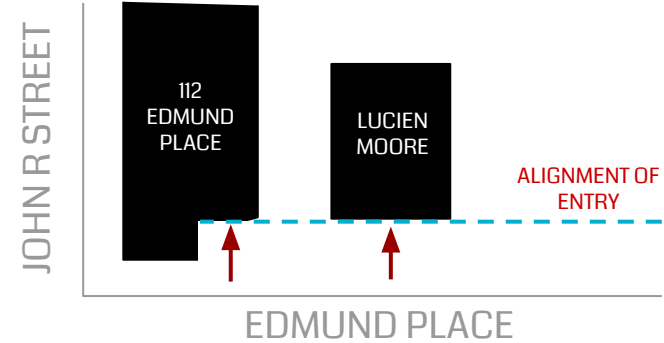
# 112 EDMUND PLACE : HEIGHT AND CONTEXT



# 112 EDMUND PLACE : HEIGHT AND CONTEXT



# 112 EDMUND PLACE : DEFERENCE TO LUCIEN MOORE HOME

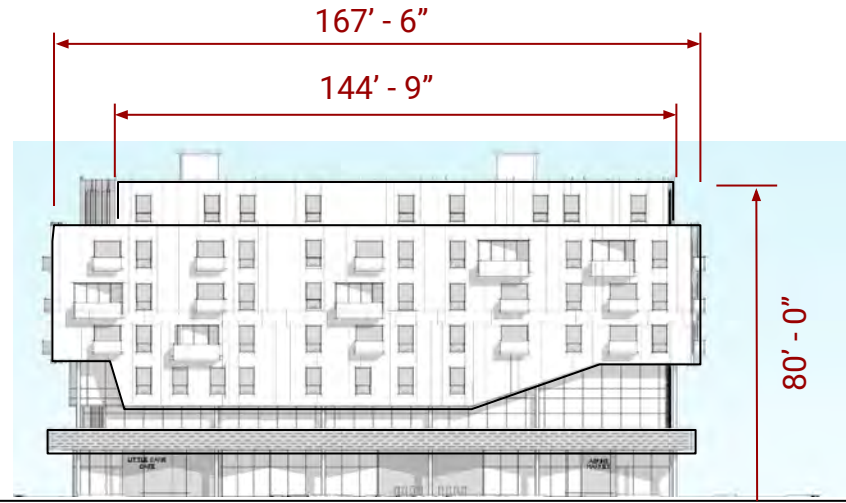


- **RAISED SOFFIT LINE** FOR VIEWS OF THE LUCIEN MOORE HOME FROM VANTAGE POINTS ALONG EDMUND PLACE AND JOHN R STREET
- **SET-BACK ENTRY** FOR ALIGNMENT WITH OTHER RESIDENTIAL ENTRIES ALONG EDMUND PLACE
- **BRICK FACADE** PROVIDES A BACKDROP TO THE LUCIEN MOORE HOME WITH A HEIGHT MATCHING THE ELEVATION OF THE MANSION, PROVIDING SCALE AND CONSISTENCY OF MATERIAL
- **ANGLED STOREFRONT GLASS BACK** AT LOWER LEVELS FOR TO ALLOW FOR VIEWS TO AND FROM THE LUCIEN MOORE HOME TO CORNER

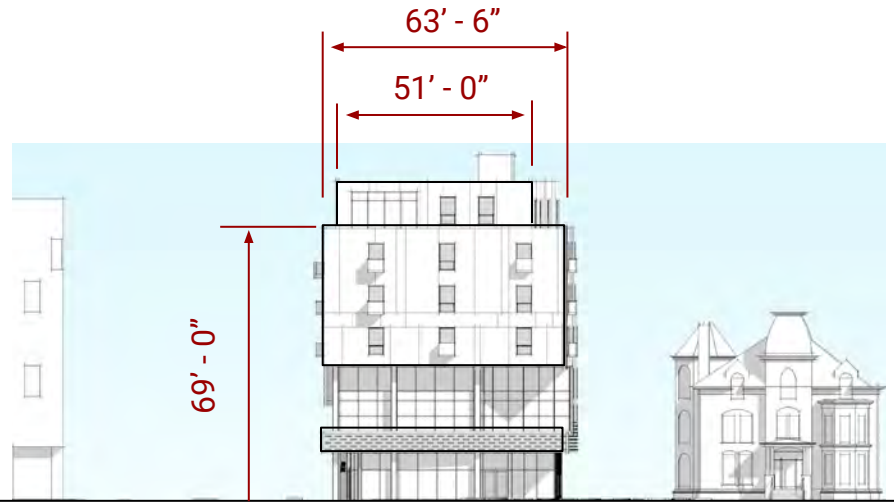




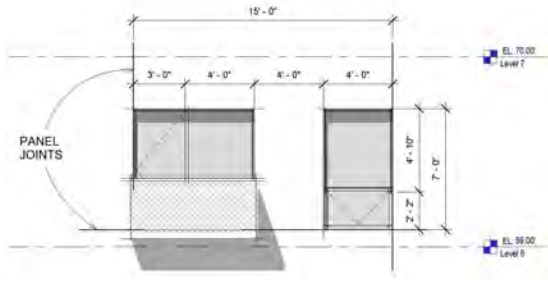
# 112 EDMUND PLACE : ELEVATIONS WITH DIMENSIONS



East Elevation  
Typical Fenestration Dimensions



North Elevation



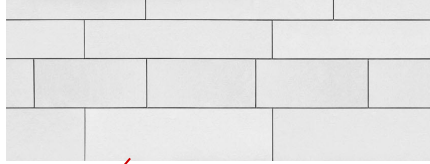
# 112 EDMUND PLACE + 2827 JOHN R

## 112 EDMUND PLACE : MATERIALS

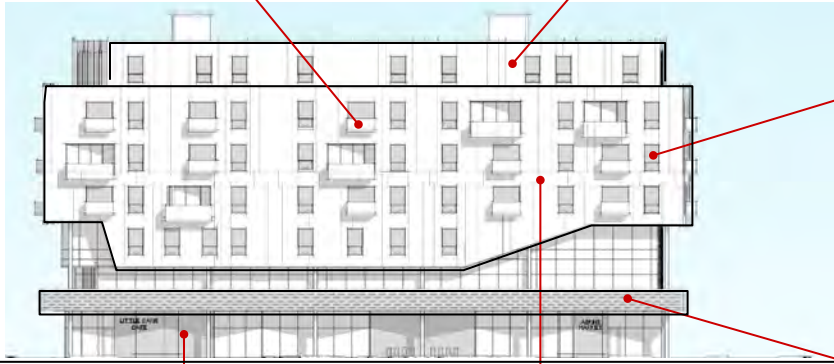
**METAL MESH GUARD**  
Dark Bronze



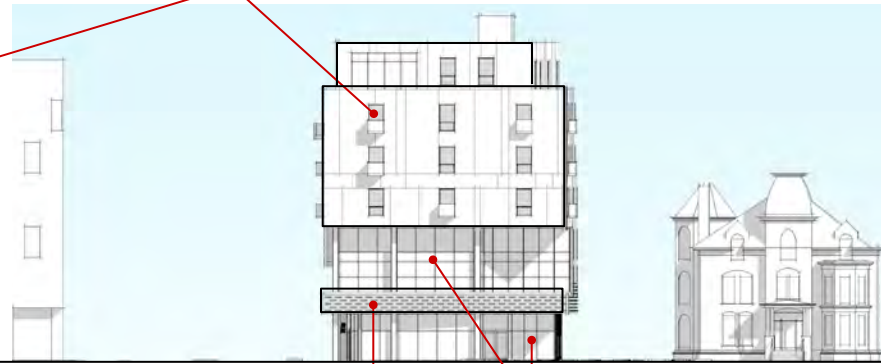
**FIBER CEMENT PANEL**  
Equitone, Tectiva, TE00



**WINDOWS**  
Wausau InVent, Dark Bronze



East Elevation



North Elevation



**BRICK**  
Red, Textured



**FIBER CEMENT PANEL**  
Equitone, Tectiva, TE90

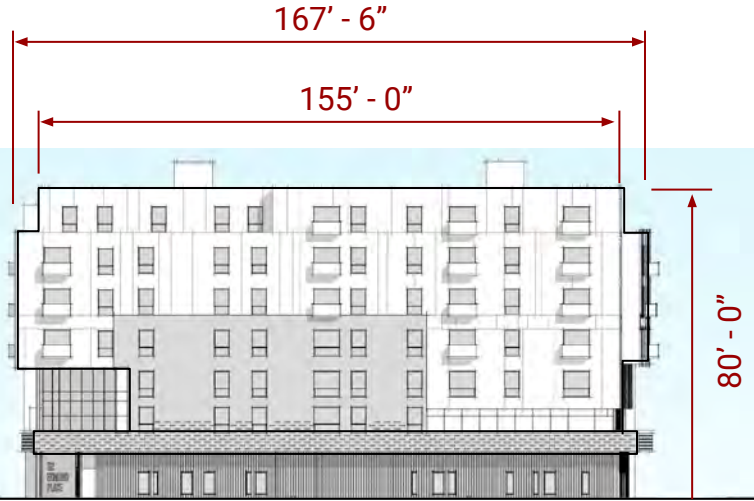


**BRICK**  
Red, Patterned

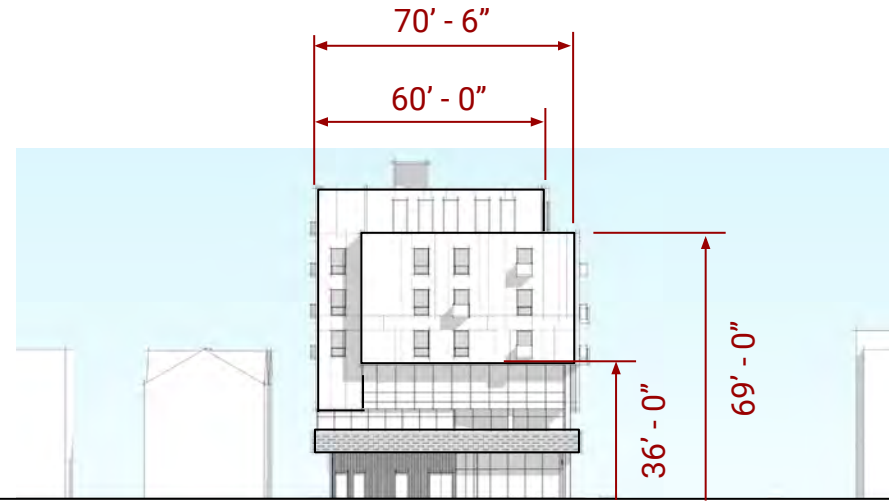


**STOREFRONT**  
Dark Bronze

# 112 EDMUND PLACE : ELEVATIONS WITH DIMENSIONS



West Elevation

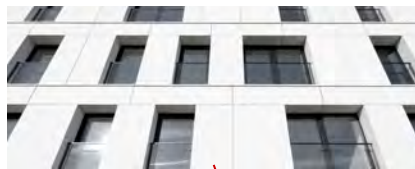


South Elevation

112 EDMUND PLACE + 2827 JOHN R

# 112 EDMUND PLACE : MATERIALS

FIBER CEMENT PANEL  
Equitone, Tectiva, TE00



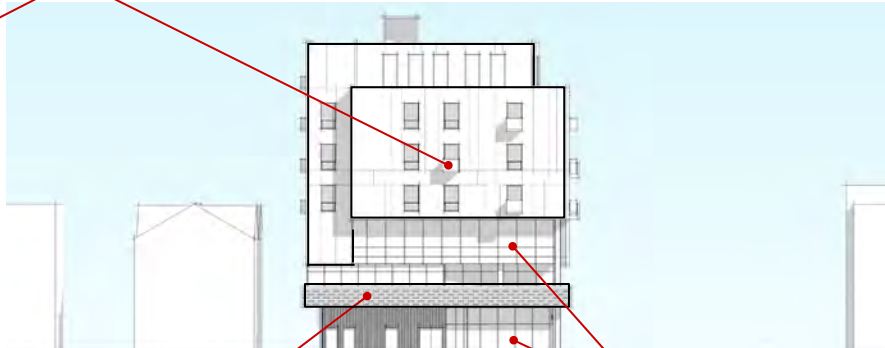
WINDOWS  
Wausau InVent, Dark Bronze



METAL MESH GUARD  
Dark Bronze



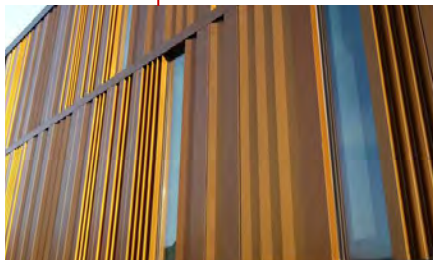
West Elevation



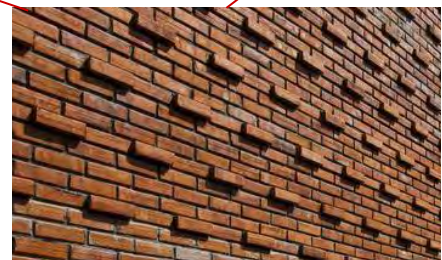
South Elevation



BRICK  
Red, Textured



VERTICAL METAL FINES  
BRONZE



BRICK  
Red, Patterned



STOREFRONT  
Dark Bronze



## BRUSH PARK ELEMENTS OF DESIGN

# 112 EDMUND PLACE : BP ELEMENTS OF DESIGN

1 HEIGHT

7 RELATIONSHIP OF MATERIALS

13 RELATIONSHIP OF SIGNIFICANT LANDSCAPE FEATURES AND SURFACE TREATMENTS

19 DEGREE OF COMPLEXITY WITH THE FACADES

2 PROPORTION OF BUILDING'S FRONT FACADE

8 RELATIONSHIP OF TEXTURES

14 RELATIONSHIP OF OPEN SPACE TO STRUCTURES

20 ORIENTATION, VISTAS, OVERVIEWS

3 PROPORTION OF OPENINGS WITHIN THE FACADE

9 RELATIONSHIP OF COLORS

15 SCALE OF FACADES AND FACADE ELEMENTS

21 SYMMETRIC OR ASYMMETRIC APPEARANCE

4 RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADE

10 RELATIONSHIP OF ARCHITECTURAL DETAIL

16 DIRECTIONAL EXPRESSION OF FRONT FACADES

22 GENERAL ENVIRONMENTAL CHARACTER

5 RHYTHM OF SPACING OF BUILDINGS ON STREETS

11 RELATIONSHIP OF ROOF SHAPES

17 RHYTHM OF BUILDING SETBACKS

6 RHYTHM OF ENTRANCE AND/OR PORCH PROJECTIONS

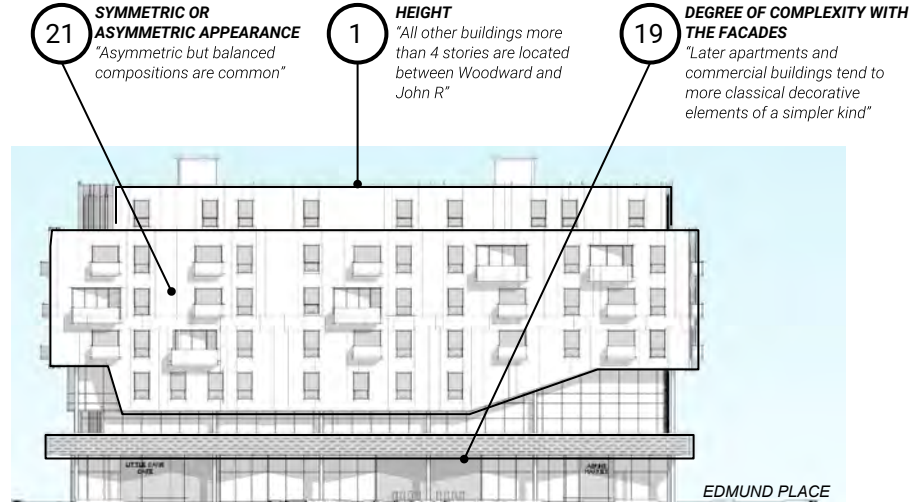
12 WALLS OF CONTINUITY

18 RELATIONSHIP OF LOT COVERAGE

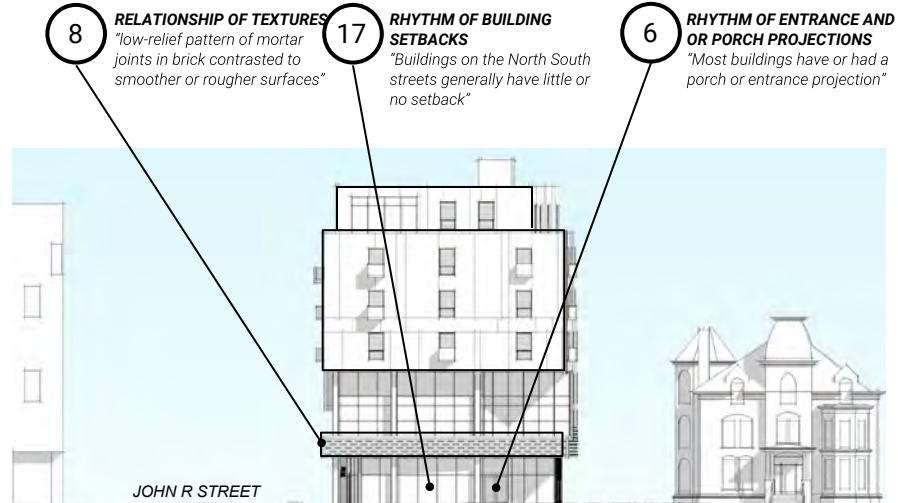


# 112 EDMUND PLACE + 2827 JOHN R

## 112 EDMUND PLACE : BP ELEMENTS OF DESIGN



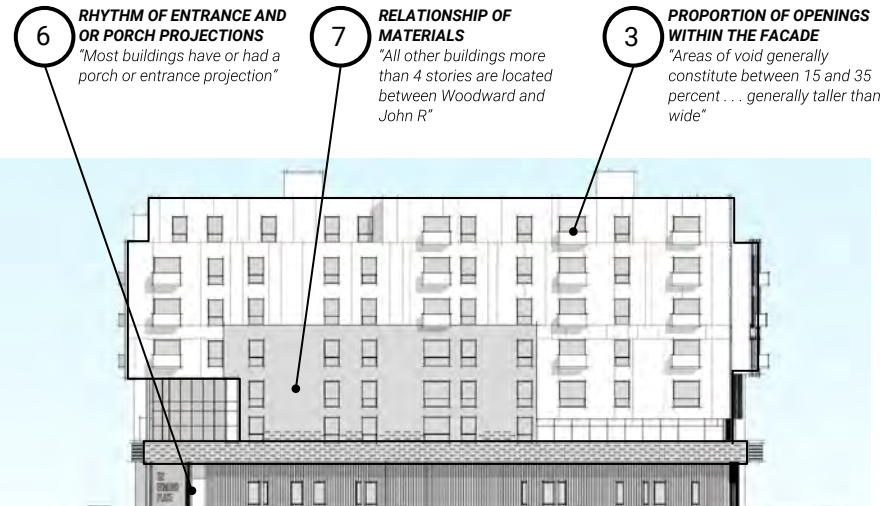
East Elevation



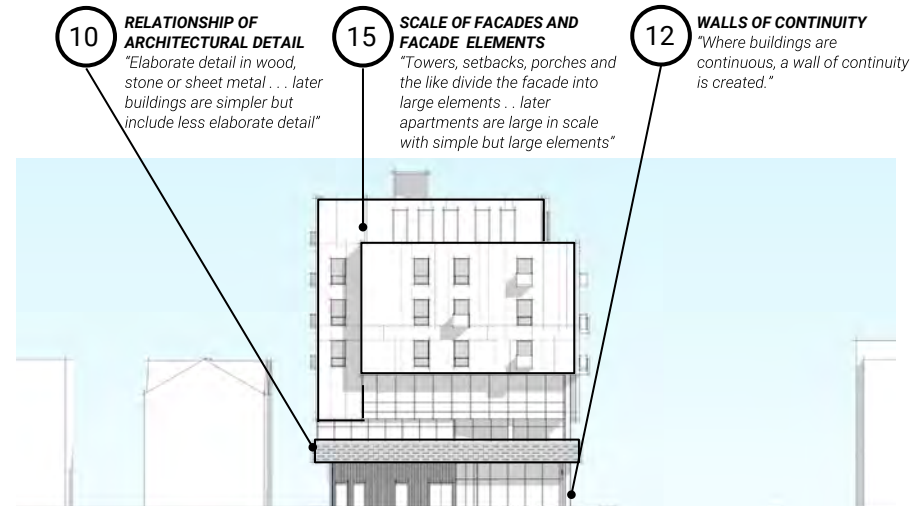
North Elevation



# 112 EDMUND PLACE : BP ELEMENTS OF DESIGN



West Elevation



South Elevation

# 112 EDMUND PLACE : BP ELEMENTS OF DESIGN

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-

based code is a regulation, not a mere guideline, adopted into city, town, or county law. The notations tagged to the facade and massing elements below are from *Brush Park Elements of Design*.

3) Proportion of openings within the facade. Areas of void generally constitute between fifteen (15) percent and thirty-five (35) percent of the total facade area excluding roof. Proportions of the openings themselves are generally taller than wide; in some cases, vertically proportioned units are combined to fill an opening wider.

(12) Walls of continuity. Between Woodward and Brush, the houses originally honored common setbacks which provided for front lawns... On John R. and Brush, and east of Brush, buildings are typically placed at or near the sidewalk with little or no front yard. Where buildings are continuous, a wall of continuity is created.



(8) Relationship of textures. The most common relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces of adjacent materials.

(7) Relationship of materials. By far the most prevalent material in the district is common brick; other forms of brick, stone and wood trim are common; wood is used as a structural material only east of Brush. Some later buildings have stucco wall surfaces. Originally, roofs were wood or slate with an occasional example of tile; asphalt replacement roofs are common.

(9) Relationship of colors. Brick red predominates, both in the form of natural color brick and in the form of painted brick. Other natural brick and stone colors are also present. These relate to painted woodwork in various colors, and there is an occasional example of stained woodwork.

(19) Degree of complexity with the facades. The older houses in the district are generally characterized by a high degree of complexity within the facades, with bay windows, towers, porches, window and door hoods, elaborate cornices, and other devices used to decorate the buildings. Newer houses in the northern end of the district and older houses in the southern end tend to be somewhat simpler than high Victorian structures.

# 112 EDMUND PLACE : BP ELEMENTS OF DESIGN

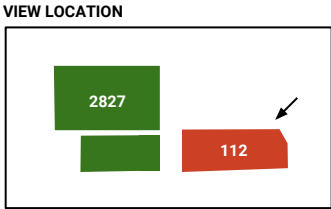


3 **PROPORTION OF OPENINGS WITHIN THE FACADE**  
"Areas of void generally constitute between 15 and 35 percent . . . generally taller than wide"

7 **RELATIONSHIP OF MATERIALS**  
"All other buildings more than 4 stories are located between Woodward and John R"

6 **RHYTHM OF ENTRANCE AND OR PORCH PROJECTIONS**  
"Most buildings have or had a porch or entrance projection"

17 **RHYTHM OF BUILDING SETBACKS**  
"Buildings on the North-South streets generally have little or no setback"



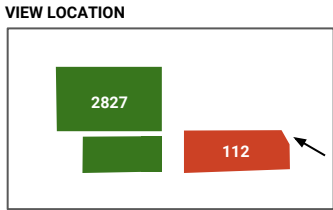
LOOKING EAST ON EDMUND PLACE



# 112 EDMUND PLACE : BP ELEMENTS OF DESIGN



- 20 **ORIENTATION, VISTAS, OVERVIEWS**  
*"Houses are generally oriented to the East-West streets, while apartments and commercial structures are more often oriented to the north-south streets."*
- 7 **RELATIONSHIP OF MATERIALS**  
*"All other buildings more than 4 stories are located between Woodward and John R"*
- 6 **RHYTHM OF ENTRANCE AND OR PORCH PROJECTIONS**  
*"Most buildings have or had a porch or entrance projection"*
- 17 **RHYTHM OF BUILDING SETBACKS**  
*"Buildings on the North-South streets generally have little or no setback"*



LOOKING SOUTH-WEST ON EDMUND PLACE



# 112 EDMUND PLACE : BP ELEMENTS OF DESIGN



1 **HEIGHT**  
*"All other buildings more than 4 stories are located between Woodward and John R, and generally on or adjacent to buildings on those streets."*

21 **SYMMETRIC OR ASYMMETRIC APPEARANCE**  
*"Asymmetric but balanced compositions are common"*

10 **RELATIONSHIP OF ARCHITECTURAL DETAIL**  
*"Elaborate detail in wood, stone or sheet metal . . . later buildings are simpler but include less elaborate detail"*

9 **RELATIONSHIP OF COLORS**  
*"Brick red predominates, both in the form of natural colors and painted brick . . . other natural brick and stone colors are also present."*



LOOKING NORTH ON JOHN R

# 112 EDMUND PLACE : BP ELEMENTS OF DESIGN



1

**HEIGHT**

"All other buildings more than 4 stories are located between Woodward and John R, and generally on or adjacent to buildings on those streets."

15

**SCALE OF FACADES AND FACADE ELEMENTS**

"Later apartments are large in scale with simple but large elements near the ground and repetitive window openings above"

8

**RELATIONSHIP OF COLORS**

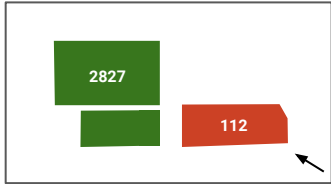
"The most common relationship of textures in the district is the low relief pattern of mortar joints in the brick contrasted to smoother or rougher surfaces."

12

**WALLS OF CONTINUITY**

"Where buildings are continuous, a wall of continuity is created."

**VIEW LOCATION**

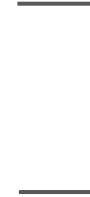


INTERSECTION OF EDMUND PLACE AND JOHN R STREET

## SITE + CONTEXT

112 EDMUND PLACE

2827 JOHN R STREET

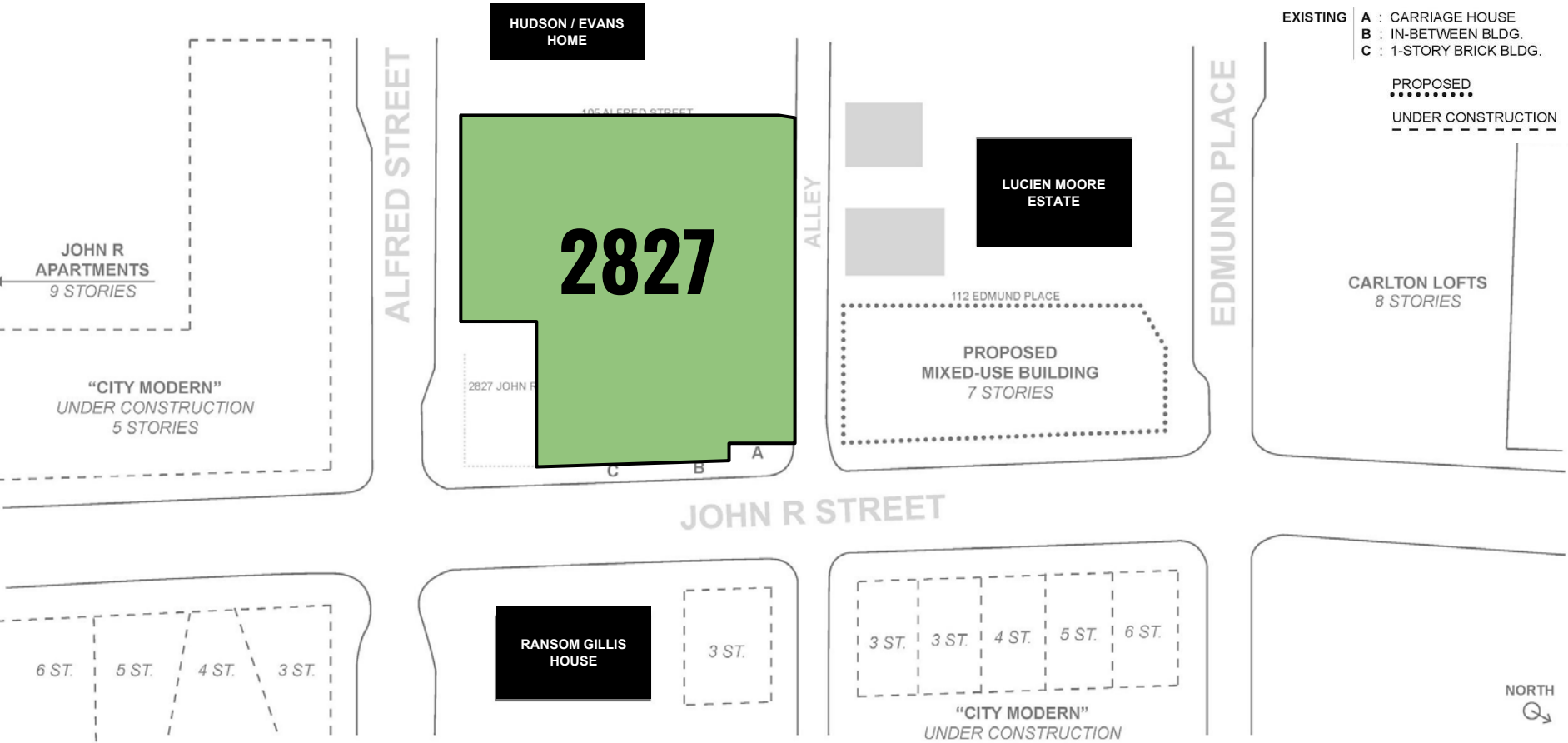


BRUSH PARK  
ELEMENTS OF DESIGN

*APPENDIX : 112 + 2827 ELEMENTS OF DESIGN POINT BY POINT ANALYSIS*

112 EDMUND PLACE + 2827 JOHN R

# 2827 JOHN R STREET : SITE PLAN





## CONDITION OF EXISTING MASONRY SHELL *CARRIAGE HOUSE*



CONDITION OF EXISTING MASONRY SHELL  
*CARRIAGE HOUSE*



INTERIOR LOOKING EAST



FROM CARRIAGE INTO 1-STORY



INTERIOR NORTH-WEST CORNER



INTERIOR NORTH-EAST CORNER



CONDITION OF EXISTING MASONRY SHELL  
*WINDOW OPENINGS*



CARRIAGE HOUSE NORTH WINDOWS



1 STORY WEST WINDOW



CARRIAGE HOUSE NORTH GABLE



1 STORY SOUTH WINDOWS

112 EDMUND PLACE + 2827 JOHN R  
**2827 JOHN R STREET : EXISTING CONDITION**

CONDITION OF EXISTING MASONRY SHELL  
*1 STORY BRICK*



INTERIOR LOOKING EAST



INTERIOR LOOKING SOUTH



INTERIOR LOOKING NORTH

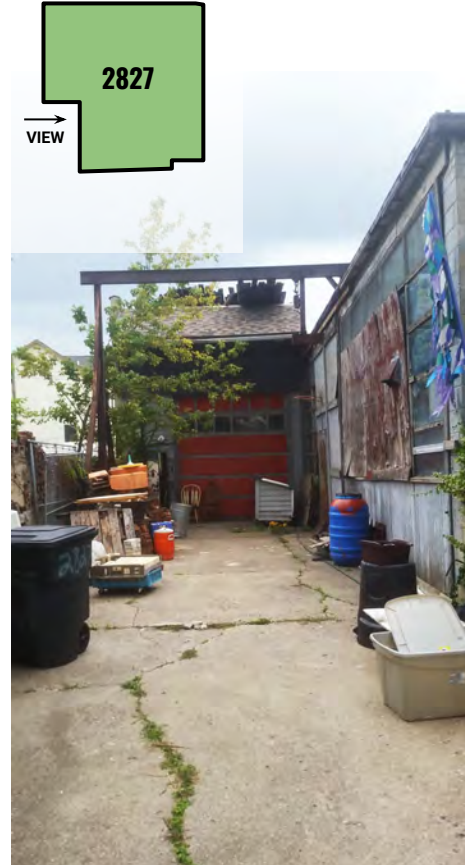
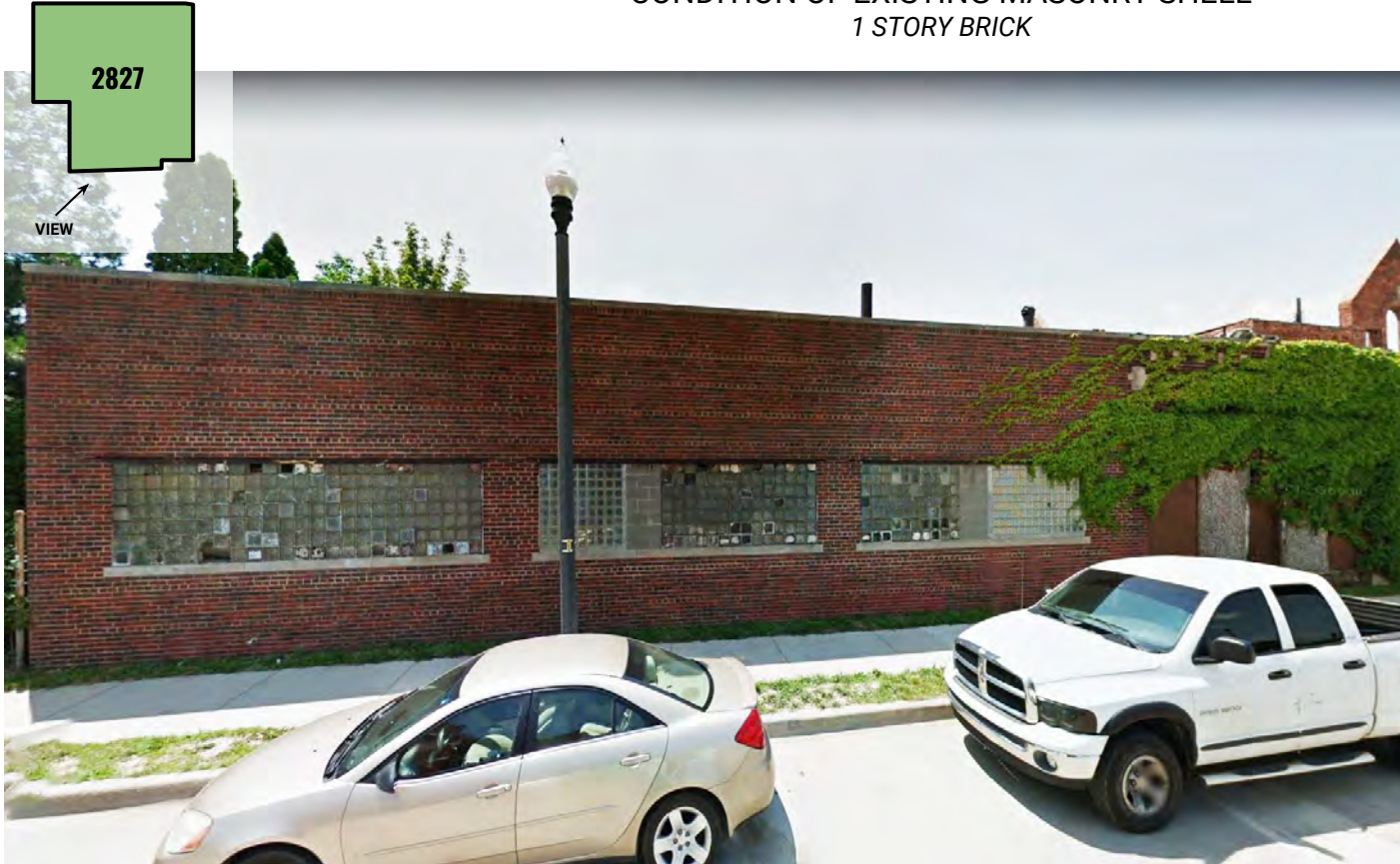


FROM 1-STORY INTO CARRIAGE



# 2827 JOHN R STREET : EXISTING CONDITION

## CONDITION OF EXISTING MASONRY SHELL *1 STORY BRICK*



# 2827 JOHN R STREET : EXISTING CONDITION

VIEW ↘

2827

CONDITION OF EXISTING MASONRY SHELL  
*WEST SIDE OF BUILDINGS*





# 112 EDMUND PLACE + 2827 JOHN R

## 2827 JOHN R STREET : HISTORY

### SITE HISTORY

1921



1950



1977



1996



## HISTORICAL CONSULTANT REPORT 1993 (PRE-FIRE)

### HISTORICAL DATA

**ADDRESS:** 2827 John R.

**Date Built:** c. 1880?

**Architect if known:** Unknown.

**Architectural Style:** Carriage house type.

**Significant architectural features:** This boxy structure exhibits features typical of carriage houses: large openings, solid massing and a cupola. It is uncertain if the cupola is original to the initial construction. The original structure would have had a denticulated cornice at the roof line. The patterned "x" brick shapes at the cornice add decoration to this otherwise simple structure.

**Complexity and Composition of facade:** Simple massing, but openings are asymmetrical.

#### **Materials:**

Primary: Brick.  
Secondary: Stone.  
Tertiary:

**Brief social and physical history of structure:** This structure served as the primary carriage house of a former residence at present-day 112 Edmund. The structure could today be successfully converted into offices or commercial usage.

**Historical Significance to Brush Park:** This carriage house is one of the only structures of its type in Brush Park and Detroit.


**Sources:** Virginia and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 1991): pp. 320-333.

### EXTERIOR SUMMARY / ARCHITECT'S RECOMMENDATIONS

This carriage house, 2827 John R., is in good condition, and an excellent structure to convert with lofts or business offices. The interior survey is not included in this report.

#### Exterior Treatment:

All brick should be cleaned and pointed. All glass block openings should be removed and new doors installed. The large openings should be filled with brick veneer to match the elevation facades, and windows installed if required by future interior development. The cupola should be reglazed.



Brush Park Urban Recapture Project  
Detroit Michigan  
Jenkins/Walbridge Development Manager  
Steven Flum, Inc. Historic Design Consultant

2827 JOHN R  
Survey Report

Final Review - November, 1993



STRUCTURAL REPORT  
2017

Ingram Engineering Services, Inc.

16 Hagerty Blvd. Suite 400

West Chester PA 19382

Office 484-947-5549 Fax 610-431-7015

CLIENT: Brush Park Properties, LLC  
 PROJECT: Structural Assessment, 2 Story Carriage House  
 LOCATION: 2827 John R St.  
 Detroit, MI  
 DATE: October 18, 2017  
 ATTENTION: Michael Vanoverbeke

INVESTIGATION

Ingram Engineering Services, Inc. (IES) representative David O'Connell was present at 2827 John R St. on Wednesday, October 18, 2017 to perform a visual structural inspection and assessment of the stability of the east and north brick exterior walls. Reviewed components include the walls themselves and the remaining floor framing that serves to partially brace them. The inspection covered readily visible structure only; no material was removed to expose concealed elements. Neither destructive nor non-destructive testing were performed. No survey was performed as part of this assessment; all dimensional information is approximate based on visual estimates only. Although mostly destroyed: mechanical, electrical, plumbing equipment, waterproofing, roofing, other architectural and structural elements were not reviewed.

The property is a two-story brick carriage house measuring approximately 54 ft. (east-west) x 30 ft. (north-south). The front of the building faces east onto John R Street. Although the date of original construction is unknown, it is believed the structure is over 100 years old. The property experienced significant fire damage. IES was informed that the fire occurred approximately 17 years ago. The roof is completely gone exposing the interior of the structure to the elements. The 2<sup>nd</sup> floor framing is likewise mostly destroyed with only some joists remaining.

The roof framing is non-existent, therefore it is not possible to determine its original configuration.

The 2<sup>nd</sup> floor joists are 2x12 wood members spanning across 3 bays. Each bay is approximately an 18 ft. span, east-west. The east and west ends of the joists are pocketed into the east and west exterior brick walls. These walls are typically 12" thick, constructed of 3 wythes of red brick. There are two interior lines of support for the 2x12 joists. The east interior line of support is a 'drop girder' consisting of 5-2x14 wood members bolted together spanning 30 ft. The drop girder is supported on brick pilasters measuring approximately 21"x21" built into the north and south exterior walls. The west interior line of support is a 12" thick, 3 wythe, brick wall at the north end and a steel beam spanning from the end of this interior brick wall to the south exterior wall. There are numerous makeshift props located below the drop girder, the steel beam and the joists themselves.

CONCLUSIONS/ RECOMMENDATIONS

Based on the observations noted above and supporting engineering calculations, it is IES' conclusion that the gable configurations on the exterior walls are potentially unstable and hazardous. They are at risk of collapse under an extreme wind event (gusts in excess of 60 mph), rain or other environmental loading. IES calculations indicate that the free-standing gable formations need to be braced near the top and 2<sup>nd</sup> floor, down to the ground.

Generally, the walls away from the gables have enough strength to remain stable under code level wind loading, so it is only necessary to brace the gables. Sawn lumber framing in the form of diagonal props, as shown in the attached structural sketches are capable of providing enough bracing to prevent the walls from falling into the street under code level wind forces.

Please note that the south and west walls which border private property are similarly susceptible to an extreme wind event. Likewise, the north and east walls, even with the proposed shoring are still susceptible to an inward collapse. The owner of the property and of the adjacent properties must prevent access to the areas near these walls.

Alternatively, IES can provide a similar bracing scheme to prevent an inward collapse and/ or collapse of the south and west walls.

## STRUCTURAL REPORT

2018

2827 JOHN R STREET  
STRUCTURAL REUSE EVALUATION

Detroit, MI

ARCHITECT:

OOMBRA ARCHITECTS  
Philadelphia, PA

Submitted by:

THE HARMAN GROUP  
STRUCTURAL ENGINEERS  
900 W. Valley Forge Rd.

King of Prussia, PA

May 2, 2018

### BUILDING CONDITION

Although the date of construction of the buildings at 2827 John R is unknown, it is believed the carriage house was built in the late 1800's/early 1900's. The one-story building appears to have been built after the carriage house. The property experienced fire damage 17 years ago.

The carriage house roof collapsed as well as part of the second-floor framing (Photo 1). The existing brick wall is currently unbraced and will need stabilization during construction and in the final design. The gables at the north and east were previously rebuilt (Photo 2). All remaining gables will need to be removed for safety, the existing wall will need to be stabilized and the gables will be rebuilt after construction (Refer to PSKS-01). The existing brick of the carriage house is in good condition. A large opening was created between the carriage house and one-story building. It appears this opening was created when the one-story building was constructed. Part of the opening was infilled with CMU, not original to building (Photo 3).

The one-story building does not appear original with the carriage house. Part of the walls are CMU and do not match the period of the brick of the carriage house (Photo 4). Similar to the carriage house, part of the roof has collapsed. The existing brick is in very poor condition. The existing steel lintels above the windows and doors have rusted and caused the brick to crack around the steel (Photo 5). In addition, there are several large step cracking around the corners and several other locations around the building (Photo 6).

The final design intention has several of the existing columns and load bearing interior walls being demolished. This will require reframing if the existing structure is kept. In addition, the contractor will face challenges trying to construct the new concrete building around the existing.

### REFERENCE STRUCTURAL ASSESSMENT REPORT

See Ingram Engineering Services, Inc. Report dated October 18, 2017 for additional structural assessment of the existing carriage house.

### SKETCHES AND PHOTOS FOR REFERENCE



# 112 EDMUND PLACE + 2827 JOHN R

## 2827 JOHN R STREET : SIGNIFICANCE

BUILDINGS WITH INHERENT HISTORICAL CHARACTER  
DEVELOPMENT APPROACH: RENOVATION/PRESERVATION



REMAINING 2827 JOHN R BUILDING  
DEVELOPMENT APPROACH: ADAPTIVE RE-USE +  
SELECTIVE DEMOLITION



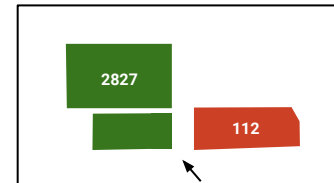


# 2827 JOHN R STREET : ADAPTIVE RE-USE



JOHN R STREET

VIEW LOCATION



# 2827 JOHN R STREET : ADAPTIVE RE-USE



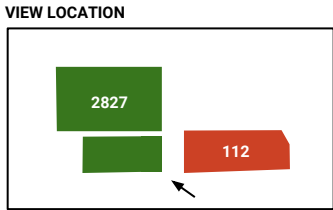
LOOKING SOUTH ON JOHN R STREET

22 **GENERAL ENVIRONMENTAL CHARACTER**  
*"The environmental character is of an old urban neighborhood, which has undergone and is undergoing, considerable change. The original development, reflected in the Victorian period houses, has been altered by the provision of more intensive residential development in the early twentieth century, the change in character of Woodward from residential to commercial at about the same time, and a long period of decline."*

*"undergoing considerable change"*



OLD AND NEW COEXIST





## CONCLUSION:

THE REMAINING PORTIONS OF EXISTING BUILDINGS ONSITE DO NOT PARTICIPATE OR CONTRIBUTE TO THE *HISTORIC* CHARACTER OF BRUSH PARK AND THEREFORE SHOULD NOT BE CHARACTERIZED AS HISTORICALLY SIGNIFICANT

## MORE APPROPRIATE USE OF THE SITE & EXISTING BUILDINGS:

TO MAINTAIN EXISTING CHARACTER OF MASONRY SHELL, BUT ALLOW FOR AN ADAPTIVE RE-USE AND SELECTIVE DEMOLITION TO CREATE EXCITING NEW SPACES, WITHOUT ATTEMPTING TO REPLICATE AND RE-CREATE PREVIOUS SPACES.

THE QUALITY AND RICHNESS OF THIS DESIGN RELIES ON THE COINCIDENCE OF OLD AND NEW TO CONTINUE THE STORY WITHOUT FORGETTING THE PAST



DETROIT, MICHIGAN



THE RUINS OF THIS OLD STONE SHED ARE NOT HISTORICALLY SIGNIFICANT ON THEIR OWN, BUT THE EXPERIENCE OF THE NEW HOME DEPENDS ENTIRELY ON THE SIMPLE MATERIAL AND SPATIAL QUALITIES OF THE PAST TO CREATE BEAUTIFUL SPACE IN NEW AND UNIQUE WAYS



RAMSEN, GERMANY



(NAUMANN ARCKITEKTUR)



May 1, 2018

To Whom It May Concern,

Below is a summary of our formal interactions with the Brush Park CDC as well as informal meetings with concerned neighborhood residents regarding 2827 John R // 105 Alfred St // 112 Edmund Pl

- **November 2017** - Formal presentation to the Brush Park CDC regarding increased height on 112 Edmund Pl as well as the first formal presentation for 2827 John R and 105 Alfred. At the time the project was well received by the CDC and was slated for approval. It was after this presentation that a few residents and board members (who were not present at this meeting) expressed concerns about 105 Alfred St (parking deck).
- **March 13 2018** - In response to residents concerns regarding 105 Alfred St we had another formal presentation to the Brush Park CDC. Our team presented an updated design (from the November presentation) and received aggressive push back from a handful of residents, mostly regarding the proposed commercial space at the ground floor of 105 Alfred St and the perceived increase in automobile queuing on Alfred as a result of the parking structure. CDC declined to support 105 Alfred St until residents concerns were addressed.

- **April 4 2018** - Our second informal meeting with Brush Park residents. We lowered the parking structure by one floor and developed a townhouse program on Alfred St that was very well received. Everyone in attendance was very pleased with our efforts to address their concerns and it was agreed upon that full support would be given by all in attendance.
- **April 17 2018** - It was brought to our attention that the residents of The Carlton were not aware of our project and were very concerned with the height and programming 112 Edmund Pl. We agreed to have a GoToMeeting with two members of their board to elaborate on the impact of the building. Attempts were made to explain that their views would be minimally impacted and that the program of our building was appropriate for the location (as well as conforming with all applicable zoning and code regulations). A spirited discussion was had on these merits and it was agreed upon by all parties that we would have another presentation that would include more residents of the building on May 2 2018.

To the best of our knowledge, the above represents an accurate representation of the interactions between Terranovus Development and residents of the Brush Park community.

Best,  
  
Carlo Liburdi

## JUNE 2017 - PDD MEETING

## OCTOBER 2017 - HDC INFORMAL DISCUSSION

## NOVEMBER 2017 - CDC FORMAL PRESENTATION

Below is a summary of our formal interactions with the Brush Park CDC as well as informal

## DECEMBER 2017 - PDD MEETING

## MARCH 2018 - CPC PUBLIC HEARING 1

## MARCH 2018 - ALFRED NEIGHBORS MTG 1

## APRIL 2018 - ALFRED NEIGHBORS MTG 2

## APRIL 2018 - EDMUND NEIGHBORS 1

## MAY 2018 - EDMUND NEIGHBORS 2

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To the best of our knowledge, the above represents an accurate representation of the interactions between Terranovus Development and residents of the Brush Park community.

Best,  
  
Carlo Liburdi



PREVIOUS ALFRED STREET FACADE AS PRESENTED TO CPC ON MARCH 15, 2018



112 EDMUND PLACE + 2827 JOHN R  
**2827 JOHN R STREET : PREVIOUS MASSING**



**CDC FEEDBACK:**

- BUILDING IS NOT SET BACK FROM SIDEWALK
- RETAIL AND COMMERCIAL USES ARE NOT APPROPRIATE ALONG ALFRED STREET
- NO VARIATION OR STEP-BACK IN MASSING

112 EDMUND PLACE + 2827 JOHN R  
**2827 JOHN R STREET : PREVIOUS MASSING**



**CDC FEEDBACK:**

- BUILDING IS NOT SET BACK FROM SIDEWALK
- RETAIL AND COMMERCIAL USES ARE NOT APPROPRIATE ALONG ALFRED STREET
- NO VARIATION OR STEP-BACK IN MASSING



# 2827 JOHN R STREET: NEW MASSING





112 EDMUND PLACE + 2827 JOHN R

# 2827 JOHN R STREET : HISTORICAL DEFERENCE ALONG ALFRED ST

**OOMBRA**  
ARCHITECTS



LOOKING EAST ON ALFRED STREET

# 2827 JOHN R STREET : HISTORICAL DEFERENCE ALONG ALFRED ST

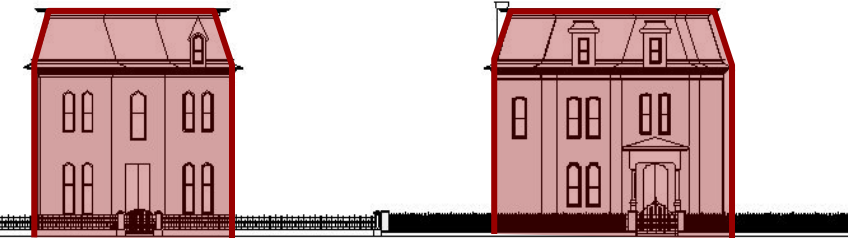


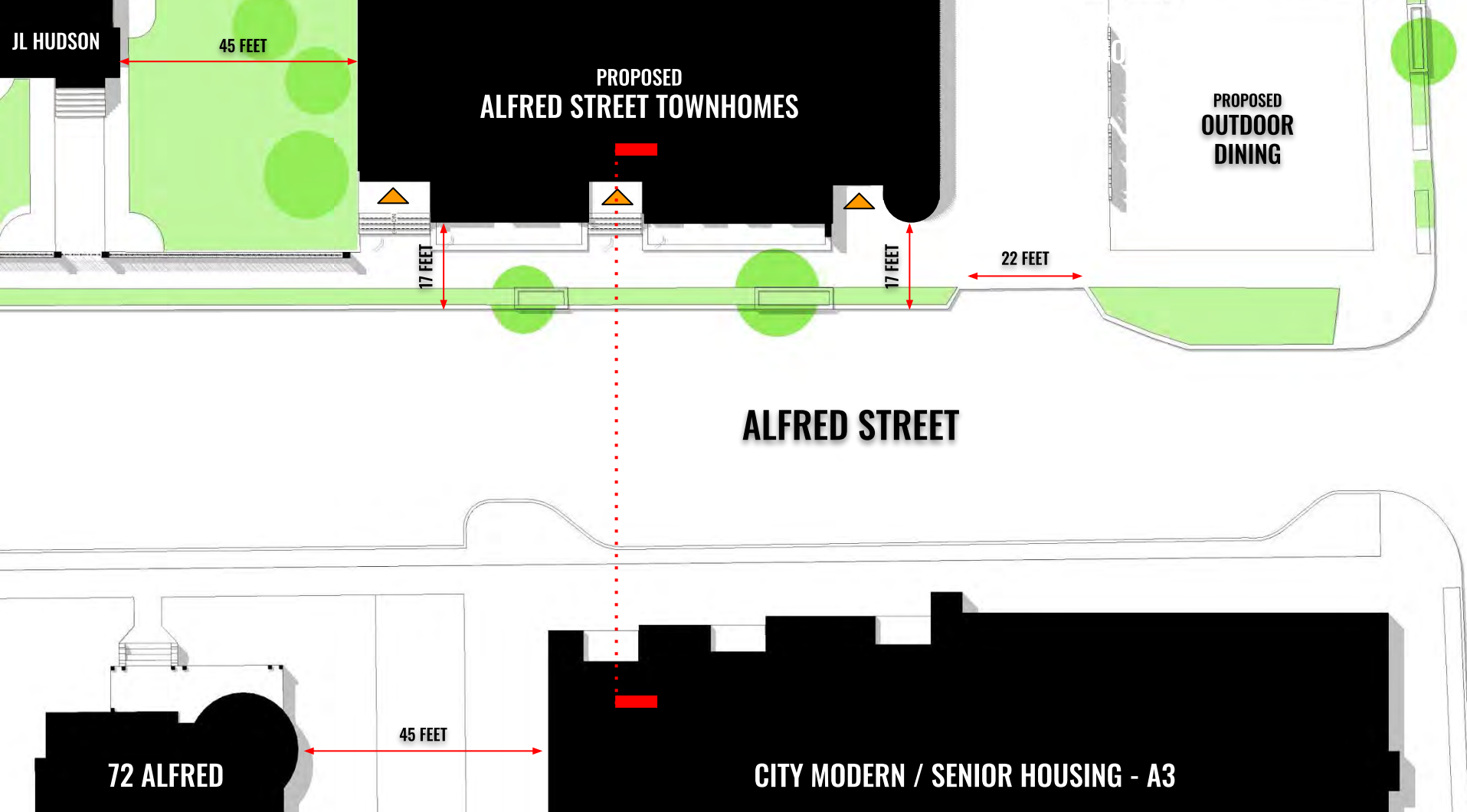
59 ALFRED

79 ALFRED

105 ALFRED

2827 JOHN R







# 2827 JOHN R STREET : HEIGHT AND CONTEXT

